





A well maintained, improved and extended semi-detached family residence, providing spacious, well appointed three bedroomed accommodation in highly regarded village location.

Ryton on Dunsmore

Is a popular village location, ideally sited for access to a number of work centres including Leamington Spa, Coventry, Rugby and also ideally sited for the motorway network. The village contains some local amenities including local shops, schools and a variety of recreational facilities, and has consistently proved to be very popular.

ehB Residential are pleased to offer 52 Bagshaw Close, Ryton on Dunsmore, which is an opportunity to acquire an improved and extended semi-detached family residence, providing a well appointed, three bedroomed accommodation, featuring good sized garden and particularly generous ground floor accommodation of note.

The property features extended entrance hall and garage, converted to provide an additional reception room, and is offered with immediate vacant possession. The agents consider internal inspection to be highly

recommended.

In detail the accommodation comprises:-

Extended Entrance Hall

15' max x 10'10" max (4.57m max x 3.30m max)

With night storage heater and connection, composite glazed panelled entrance door and side panels in white with Velux window, downlighters, oak downlighters, staircase off, oak effect flooring, with glazed panelled doors, leading to the lounge.

Shower Room/WC

Being tiled with tiled floor, low flush WC, concealed cistern, wash hand basin with mixer tap, oversized shower cubicle with integrated shower unit, downlighters, extractor fan.

Study/Family Room

11'8" x 8' (3.56m x 2.44m)

With laminate flooring, night storage heater and connection.

Lounge/Dining Room

20' x 16' max (6.10m x 4.88m max)

With oak effect flooring, twin French doors overlooking rear garden, stone effect fireplace and hearth with gas real flame effect fire and connection, night storage heater and connection, wall light points, glazed panels.

Fitted Kitchen

12' x 7'8" (3.66m x 2.34m)

With extensive range of white faced base cupboard and drawer units, complementary rolled edge work surfaces, built-in oven and four ring ceramic hob unit with extractor hood over, flanked by high level cupboards, twin stainless steel round bowl sink units with mixer tap, plumbing for automatic washing machine and dishwasher, fridge recess (for American style fridge), tiled splashbacks.

Stairs and Landing

With night storage heater and point, side window, airing cupboard, lagged cylinder and immersion heater, access to roof space with pull down ladder.



Bedroom

12'9" x 11' (3.89m x 3.35m)

With double built-in wardrobe with louvred doors, further range of built-in bedroom furniture including wardrobes with central bed alcove, cupboards over, natural wood flooring.

Bedroom

11'10" x 11' (3.61m x 3.35m)

With built-in double wardrobe, hanging rail, shelf and natural wood flooring.

Bedroom

8' x 8' (2.44m x 2.44m)

With natural wood flooring.

Separate WC

With low flush WC.

Bathroom

7'6" x 10'7" (2.29m x 3.23m)

With corner panelled bath, vanity unit with two round bowl sink units, with pedestal mixer taps, being tiled with rail and curtain and integrated shower unit.

Outside

To the front of the property is block paved and gravelled to provide off-road car parking for several cars. Pedestrian side access leading to the large rear garden comprising; patio, shaped lawn, ornamental wall dividing further lawned garden area, timber garden shed, bounded by close boarded fencing with established foliage.

Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property with the exception of gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band D.

Location

CV8 3EX

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- Lettings and Property Managers •
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Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

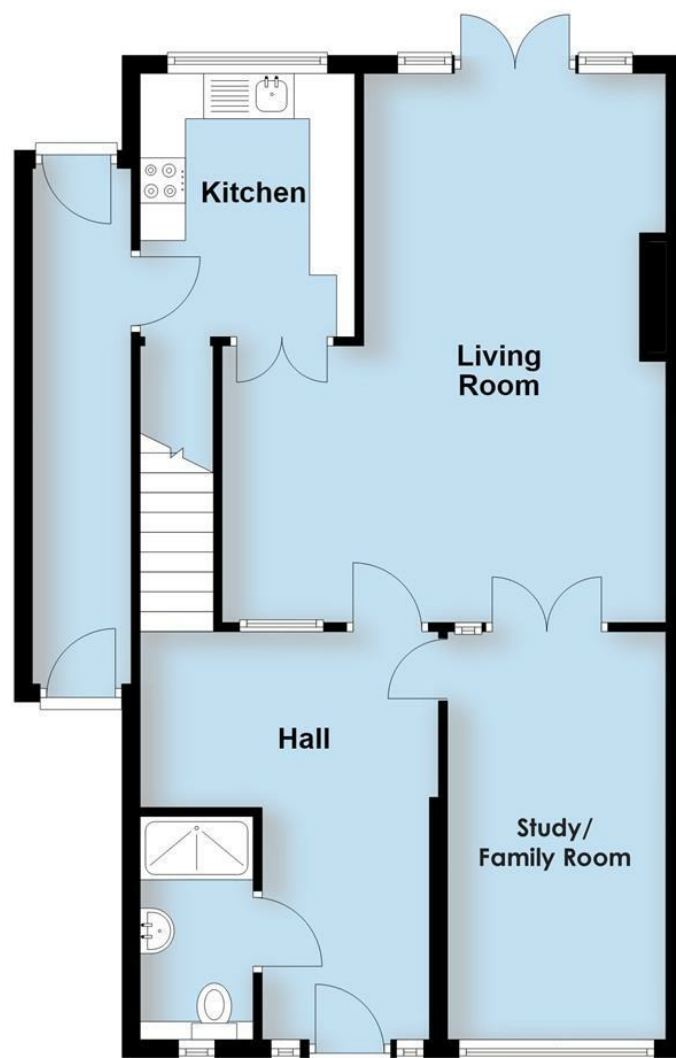
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

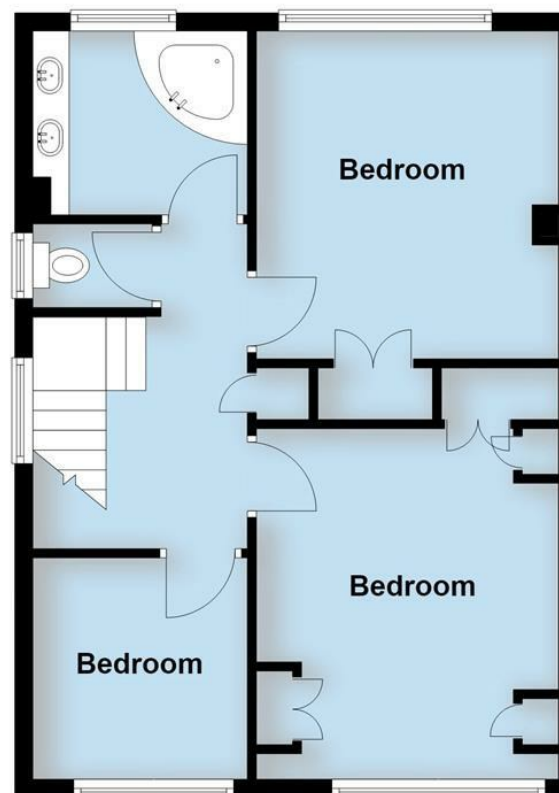
Ground Floor

Approx. 68.9 sq. metres (741.8 sq. feet)



First Floor

Approx. 48.1 sq. metres (517.8 sq. feet)



Total area: approx. 117.0 sq. metres (1259.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact